



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **PM 1**

May 15, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**ANTELOPE VALLEY COURTHOUSE PROJECT
APPROVE CHANGE ORDER
SPECS. 4812A; C.P. 70311
SUPERVISORIAL DISTRICT 5
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

Authorize the Director of Public Works, acting on behalf of the Courthouse Corporation, to execute a change order to Contract PW 11919 with MBK Real Estate, Ltd., to manufacture and install Courthouse signage for a not to exceed fee of \$276,000 to be funded by the project's construction fund.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On October 31, 2000, your Board authorized an agreement with MBK to develop and construct the Antelope Valley Courthouse. Construction commenced on November 27, 2000, and is approximately 90 percent complete.

On August 20, 2002, your Board authorized the design and specifications for the furniture, fixtures, and equipment. The design is complete, and the furniture is being procured. It is now time to move forward with the manufacturing and installation of courthouse signage in order to be complete and open the facility in early fall of 2003.

On November 4, 2002, Public Works authorized the design of the Antelope Valley Courthouse signage, which includes directional and code signage. The signage design was completed on April 22, 2003.

Public Works has determined that maintaining MBK's responsibility for coordinating all essential components of the courthouse design and construction under one contract will benefit the overall project execution and that MBK's current experience with the Antelope Valley Courthouse project enables them to best provide the resources to integrate the project signage manufacture and installation with the ongoing construction.

MBK proposed not to exceed fees of \$276,000 to cover the cost of manufacturing, installing, and coordinating the signage installation. These services will ensure that the layout and selection of signage for all tenant departments are appropriate for the operations of the courthouse and consistent with its architectural design.

Approving this change order will maintain MBK's responsibility for coordinating all essential components of the courthouse design and construction.

Implementation of Strategic Plan Goals

This action meets the County's Strategic Plan Goal of Fiscal Responsibility as it invests in public infrastructure by providing for the manufacture and installation of signage necessary to complete and efficiently operate the new courthouse.

FISCAL IMPACT/FINANCING

The signage program is estimated to cost \$276,000 and will be funded from \$560,593 in savings from the recently completed offsites portion of the project. The balance of \$284,593 in savings that are not needed for signage will be transferred to the County change order contingency. The project's hard construction cost of \$86,076,172 will not be impacted.

Financing

The recommended action does not increase the project budget of \$109,690,877, previously approved by your Board. The project was financed through the issuance of \$115,400,000 in certificates of participation in November 2000. Sufficient financing proceeds remain available to fund the remaining project costs including signage. The courthouse Signage Schedule and Project Budget Summary are included in the enclosure.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The existing agreement with MBK includes the standard Board-directed clauses that provide for termination of services, renegotiation, hiring qualified displaced County employees, GAIN, and Child Support Compliance.

ENVIRONMENTAL DOCUMENTATION

Awarding this change order will have no environmental impact. The final environmental impact report for the project was adopted by your Board on October 6, 2000.

CONTRACTING PROCESS

On October 31, 2000, your Board authorized Agreement PW 11919 with MBK to construct the Antelope Valley Courthouse for a not to exceed fee of \$79,684,185 which includes development fees. MBK will manufacture and install Courthouse signage for a not to exceed fee of \$276,000. The negotiated fees have been reviewed by Public Works and are considered reasonable for the scope of work. The current total contract amount is \$80,337,896 which includes 36 executed change orders. Approval of this change order will increase MBK's contract amount to \$80,613,896.

Public Works has evaluated and determined that the Living Wage Program (County Code Chapter 2.201) does not apply to the recommended contract as this contract is for non-Proposition A services.

MBK's Community Business Enterprise participation data and five-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended design services will not have a negative impact on current County services or projects.

The Honorable Board of Supervisors
May 15, 2003
Page 4

CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

LR:vmg
U:\courts\VIOLET\VIOLET\BOARD\FINALBLAVSIGNAGE

Enc.

cc: County Counsel
Department of Public Social Services (GAIN//GROW Program)
Superior Court

May 15, 2003

ENCLOSURE

**ANTELOPE VALLEY COURTHOUSE PROJECT
APPROVE CHANGE ORDER
SPECS. 4812A; C.P. 70311**

I. SIGNAGE SCHEDULE

Project Activity	Scheduled Completion Date
Design	
Notice to Proceed	11/06/02*
Design Kick-Off Meeting	11/25/03*
Code Signage Design	01/29/03*
Building Signage Design	04/09/03*
Installation	
Installation of Building Signage	09/05/03

* Indicates completed activity.

II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition	\$ 1,719,152	0	\$ 1,719,152
Construction*			
(a) On-Site Hard Construction	\$ 69,949,685	\$276,000	\$ 70,225,685
Development Fees	\$ 9,734,500	0	\$ 9,734,500
MBK Lease Agreement	\$ 79,684,185		\$ 79,960,185
County-provided Construction	\$ 950,000	0	\$ 950,000
County Change Contingency	\$ 2,931,987	\$284,593	\$ 3,216,580
On-Site Subtotal	\$ 83,566,172	\$560,593	\$ 84,127,765
(b) Off-Site Construction/Change Contingency	\$ 2,510,000	(\$560,593)	\$ 1,949,407
Construction Subtotal	\$ 86,076,172	0	\$ 86,076,172
Equipment	\$ 2,632,241	0	\$ 2,632,241
Plans and Specifications	\$ 12,096,356	0	\$ 12,096,356
Consultant Service	\$ 2,942,866	0	\$ 2,942,866
Miscellaneous Expenditures	\$ 40,200	0	\$ 40,200
Jurisdictional Review and Plan Check	\$ 247,200	0	\$ 247,200
County Services	\$ 3,936,690	0	\$ 3,936,690
TOTAL	\$ 109,690,877	0	\$ 109,690,877

*Includes Developer fee, fixed contingency, and construction administration services.